

Montpelier Conservation Group

Minutes of the Annual General Meeting

18 June 2012

AGM business was conducted first and recorded in the committee minutes.

1) Minutes of the 21 May General Meeting

The minutes had been circulated by email and were accepted.

2) Matters arising

None

3) Letters sent or received by the Group

MCG = Montpelier Conservation Group, BCC = Bristol City Council

2 Old Ashley Hill – 12/01387/F, 12/01405/LC, 12/01411/LC – MCG to BCC – 31.05.12: letter of objection and comment.

Garden Flat, 2A Albert Park – 12/00395/F – MCG to BCC – 31.05.2012: letter of objection; and BCC to MCG – 12.06.2012 – letter notifying application has been granted, subject to conditions.

4) Planning Applications/Planning Decisions (not detailed above)

BS2 Lofts, Wilder Street, St Pauls – 12/02256/F – 20.05.2012. Construction of 5 no. sustainable loft pods (residential units) with new stair access lobby and plant room on the roof of existing flats, installation of new photovoltaic and solar thermal panels to existing south east elevation. No comment.

Garage Adjacent To 3 Richmond Road – 12/02081/F and 12/02082/LC – 20.05.2012. Demolish existing repair garage and replace with a two storey single dwelling house. Letter of objection to application in current form and request for modification.

32A Sussex Place – 12/02006/F and 12/02008/LC – 20.05.2012. Demolition of existing boundary fence/gate. Creation of parking area for one vehicle and installation of double steel gates and replacement low stone wall topped with steel railings. Letter of objection to loss of front garden.

12 City Road, St Pauls – 12/02359/F – 27.05.2012. Change of use of first and second floors from offices to residential use (6 bed-sits). Letter of objection to another hostel in the area.

27 Bath Buildings – 12/02318/CP – 27.05.2012. Replacement render to all three elevations using Natural Hydraulic Lime render. No comment.

54-56 Brigstocke Road, St Pauls – 12/02244/F – 27.05.2012. Proposed erection of 3 No. 3 bedroom maisonettes on the ground and 1st floors, 3 No. 1 bedroom self-contained flats on 2nd floor and 1 No. 1 bedroom self-contained flat and 1 No.2 bedroom flat on third floor; Proposed shop unit on ground floor and office use on 1st and 2nd floors. No comment.

1A Ashley Hill – 12/02128/F – 27.05.2012. Removal of existing balcony and replacement juliet balcony. Doors to open inwards. No comment.

2 Picton Street – 12/01933/LA – 27.05.2012. Remove existing staircase to basement and replace with a compliant wooden staircase. Remove partition wall. Move kitchen to the basement. Re-connect existing ground floor wc to cold water. 15mm Copper pipe from basement through suspended concrete floor and channelled into existing modern screed floor. Run 28mm gas pipe from yard channelled into screed floor and through suspended concrete ceiling to basement. Extend existing extraction ducting to basement through suspended concrete floor. Repairs and painting to street elevation. No comment.

7 Ashley Road – 12/02448/F and 12/02449/LC – 03.06.2012. Demolition of all existing buildings and sheds, and the construction of 3 no. two-storey houses along Picton Street with an A3 use class premises to become an active corner frontage with 2 no. one-bed flats above, that are accessed off Ashley Road. In submitting for an A3 use class, allow for the premises future sustainability with the ability to change use from A3 to A2 or A1 without requiring future planning permission. Letter of objection reiterating pre-app objections: loss of open aspect as 'gateway' to Montpelier and impact on setting of listed buildings in Ashley Road.

11 King Square Avenue, Stokes Croft – 12/02146/F – 10.06.2012. Change of use from public house (Use Class A4) to Hot Food Takeaway (Use Class A5). No comment.

40 St Andrews Road – 12/02700/VC – 17.06.2012. Fell a sycamore (T1) and reduce a holly (T2) by 25% in rear garden. No comment.

Location House, 14-16 Wilson Street – 12/02485/F – 17.06.2012. Proposed change of use to allow mixed use incorporating elements of D1 and D2 planning categories. Proposed use to include non-residential education, performing arts classes and courses, theatre and dance classes, music tuition and associated activities. No comment.

174 Cheltenham Road – 12/02473/F and 12/02477/LA – 17.06.2012. Internal refurbishment of lower ground/basement to allow for ancillary teaching space. Erection of 2 external independent timber canopy structures and balcony. Erection of external fire escape stairs and screens (Planted). Addition of secondary gate and fencing. Letter of objection to loss of original external door.

5) Update on other meetings

CAP – 19.06.2012. *Wilder Street Car Park* (12/02092/F), *King Square Twodios* (12/01835/F and 12/01965/LC) and *BS2 Lofts* (12/02256/F) applications on agenda.

6) AOB

27-31 Picton Street – considerations for using coloured render;

Montpelier Health Centre – follow up invitation to visit but in relation to planning applications;

Paradise Cottage – follow up concerns about the current state of the house and its future prospects;

Tree planting in Montpelier – letter requesting BCC tree officer to include MCG in consultations.

7) Date of next meeting

General Meeting 16 July 2012.